052.0	0001	0017.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,800 /	621,800
					USE VALUE:	621,800 /	621,800
					ASSESSED:	621,800 /	621,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARK KONRAD A	
Owner 2:		
Owner 3:		
Street 1:	12 GREEN STREET	
Street 2:		
Twn/City:	IPSWICH	
St/Prov:	MA	Cntry:
Postal:	01938	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	MC DEVITT MAUREEN T TR -
Owner 2:	PRESERVATION REALTY TRUST -
Street 1:	12 GREEN STREET
Twn/City:	IPSWICH
St/Prov:	MA Cntry:
Postal:	01938

NARRATIVE DESCRIPTION

This parcel contains 3,106 Sq. Ft. of land mainly classified as Pro-Office with a Office - Pro Building built about 1850, having primarily Clapboard Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
342	3106.000	156,900		464,900	621,800
Total Card	0.071	156,900		464,900	621,800
Total Parcel	0.071	156,900		464,900	621,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.24 | /Parcel: 411.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

35820

GIS Ref

GIS Ref

Insp Date

10/03/18

!4309!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 052.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	342	FV	156,900	0	3,106.	457,300	614,200	614,200	Year End Roll	12/18/2019
2019	342	FV	156,900	0	3,106.	426,800	583,700	583,700	Year End Roll	1/3/2019
2018	342	FV	170,300	0	3,106.	381,100	551,400	551,400	Year End Roll	12/20/2017
2017	342	FV	170,300	0	3,106.	335,300	505,600	505,600	Year End Roll	1/3/2017
2016	342	FV	170,300	0	3,106.	251,500	421,800	421,800	Year End	1/4/2016
2015	342	FV	142,800	0	3,106.	139,800	282,600	282,600	Year End Roll	12/11/2014
2014	342	FV	142,800	0	3,106.	139,800	282,600	282,600	Year End Roll	12/16/2013
2013	342	FV	142,800	0	3,106.	139,800	282,600	282,600		12/13/2012

PRINT

Date	Time
12/10/20	19:20:39

LAST REV

Date	Time
10/05/18	09:15:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4309

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DEVITT MAURE	1227-181		2/22/2017	Convenience	1	No	No		
	19540-282		12/1/1988		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	35820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2017	1273	Dormers	38,000					
6/23/2015	768	Window/S	5,100		6/23/2015			Install 8 replacem
6/4/2015	621	Porch	6,000		6/4/2015			Repair front porch
9/29/2014	1270	Manual	2,000		9/29/2014			Replace 4 steps to
7/13/1998	463	Manual	3,500					2 NEW CHIMNEY'S
5/6/1998	265	Manual	5,600					NEW ROOF-REMOVE DO

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Meas/Inspect	PH	Patrick H
6/18/2015	Permit Insp	PC	PHIL C
4/2/2009	Measured	201	PATRIOT
5/5/2000	Measured	197	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
342	Pro-Office		3106		Sq. Ft.	Site		0	30.5	4.91	CA									464,887						464,900	

Total AC/HA: 0.07130 | Total SF/SM: 3106 | Parcel LUC: 342 | Pro-Office | Prime NB Desc: COMM AVG | Total: 464,887 | Spl Credit | Total: 464,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	72 - Office - Pro		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		43.8	%

CALC SUMMARY

Basic $ / SQ:	115.00
Size Adj.:	1.25000000
Const Adj.:	1.00999999
Adj $ / SQ:	145.188
Other Features:	18250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279206
Depreciation:	122292
Depreciated Total:	156914

COMMENTS

NEUROLOGY KONRAD A MARK MD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

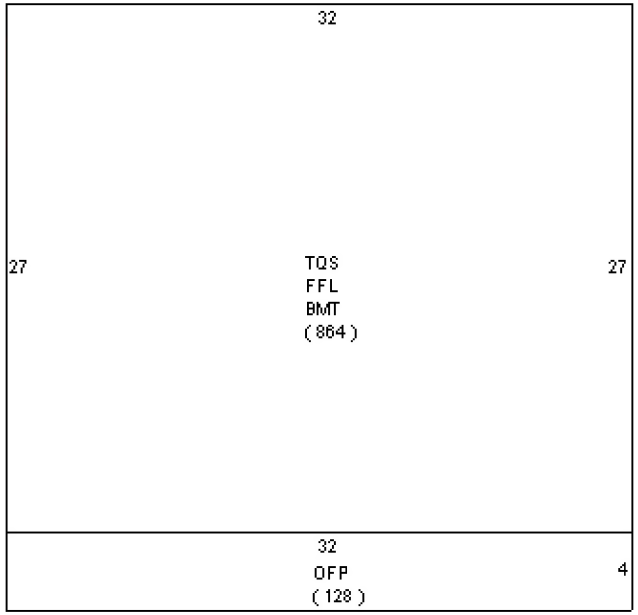
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.19
Special Features:	0	Val/Su Net:	62.66
Final Total:	156900	Val/Su SzAd	103.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	43.560	37,633
FFL	First Floor	864	145.190	125,442
TQS	3/4 Story	648	145.190	94,082
OFP	Open Porch	128	29.680	3,800

Net Sketched Area:	2,504	Total:	260,957
Size Ad	1512	Gross Are	2720	FinArea	1512
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

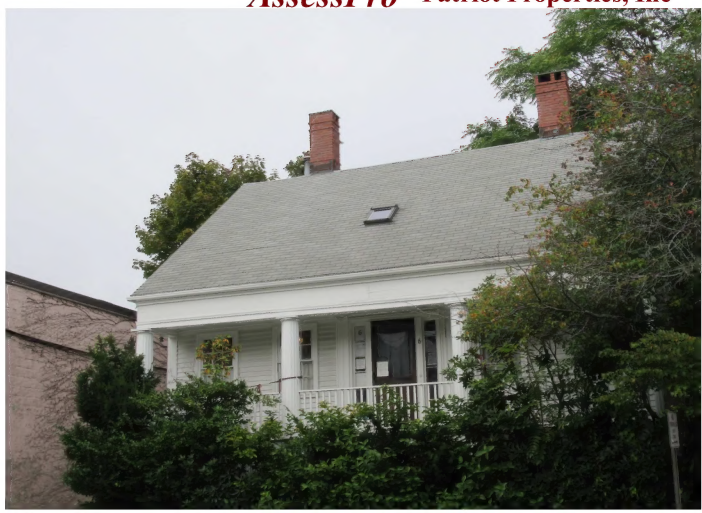
SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc